

Planning Board
May 9th, 2011
6:30 pm
Council Chambers
Minutes

Present at the meeting: Kerry Miller, Chair; Eddie Oakley, Vice Chair, T. G. Madison, ETJ; Jennifer Pruitt (alternate for Lynn Montgomery), Kim McKone, ETJ; Art Wise, Richard Newbill, ETJ;

Staff Present: Matthew Johnson and Martha Wolfe

Visitors: Carol Brooks of the Jamestown News

1. Call to Order – Kerry Miller, Chair, called the meeting to order.
2. Approval of minutes from the March 14, 2011 meeting - Art Wise made a motion to approve the minutes as presented. Richard Newbill made a second to the motion. The motion passed by unanimous vote.
3. Update on Annexation Line Agreement with City of Greensboro - Kerry Miller stated that the Planning Board unanimously approved this annexation agreement at the February Planning Board meeting. The Council has delayed their decision on this proposed agreement for the last two meetings. Several of the Planning Board Members asked for an update on the status of the proposed annexation agreement.

Matthew Johnson said Greensboro and Jamestown have a joint annexation line agreement. This agreement will expire in 2018. Several property owners affected by the annexation line agreement requested that the Town look at the current line and make some adjustments. The current annexation line splits some parcels. This renders the parcel split with part located in Greensboro and part in Jamestown. The proposed annexation line agreement clears up any lines dissecting properties and proposes a land swap to attempt an equitable boundary adjustment. The Planning Board approved this proposed agreement and staff presented it to the Council. The Council had a lot of questions. Council did not feel comfortable with approving the agreement as presented.

Council did not give a clear direction as to what they would like to see. The first Public Hearing was continued and the second Public Hearing was closed; then the item was tabled. Expectations are that staff can approach Greensboro with an alternate annexation line location.

Johnson stated the biggest piece of property that was split between jurisdictions was the parcel owned by Koury Corp. The current annexation line crosses the parcel and 1/3 of the parcel is in Jamestown and the other 2/3 of the parcel is in Greensboro. Greensboro has annexed everything on their side of the annexation line. If or when that

property is developed, it presents a big problem because the jurisdiction boundary line runs through the center of the property. This is a difficult situation for property development. During the development process, the owner would have to deal with Jamestown, Greensboro and Guilford County. Staff is trying to decide the best location for the jurisdictional boundaries based on where Jamestown can service with water/sewer and where Greensboro can service with water/sewer. The question is: What is the most equitable swap of property?

Kerry Miller stated he felt that the Council thought the Town may be giving up too much in the swap. A dollar amount cannot be placed on the parcel because we do not know how the property will be developed or when it will be developed.

Eddie Oakley stated looking back over the last 2 Council meetings; I am not so sure that the Planning Board possibly acted too quickly. Oakley felt personally he should have researched the boundaries more thoroughly.

Art Wise stated he heard the Bypass would cause the Dry Cleaners, McDonald's and the Drug Store at Adams Farm to move. He heard those businesses were going to move to a shopping center at the corner of High Point Road and Guilford College Rd. Is this speculation? Johnson said it is not a requirement of the developer to share that type of information. The sign announcing Koury's shopping center has been erected on this property for many years. However, it does seem logical that some of the businesses that will be displaced would look at that area.

Wise stated that this area is now a traffic disaster due to GTCC and the schools. He feels the Town should know if the shopping center project is coming. We need to know so we can talk with the County, the State, etc. regarding the flow of traffic.

Richard Newbill said that Council has the final authority to make these decisions. T. G. Madison said that we took the information we had at the time and made the best decision/vote we could. Jennifer Pruitt stated that the enrollment of GTCC is up and the Ragsdale High School renovation is ongoing. This location already has the Grandover development and access to the Interstate. Looking at the long term, at some point, this area should be a very desirable piece of real estate.

Johnson said it is the decision of the Council to revisit this issue.

4. Discussion on topics for inclusion in the Council/Planning training session - Kerry Miller said he is planning a conference call with the Mayor to discuss what we as a Planning Board and Council would like to see in a training session. The training session is planned for June 20, 2011 from 3:00 – 7:00 pm in the Civic Center. A light dinner will be provided. Martha Wolfe asked the Planning Board Members to let her know if you will be attending the training session.

This training session will take the place of the regular June Planning Board meeting. An instructor from the NC School of Government, David Owen, will conduct the training

session. Johnson asked for ideas or topics the Board would like to have covered in the training. The members suggested the following:

- Level of participate required from each Planning Board Member
- How much business/economic decision is up to the Planning Board
- Understanding of what Planning Board does
- Role of Planning Board
- Communication between Council & Planning Board
- Council Liaison to Planning Board
- What facts does the Planning Board use when making a decision

Johnson presented the following list he thought important for the training:

- Planning Process, legal process
- Planning Board duties, responsibilities, tools available
- Job of the Planning Board Member
- How does Planning Board connect with the Council

BREAK

- Principles of the meeting
- Management
- How to communicate
- Leadership
- Decision making skills
- Conflict

BREAK

▪ Possible interactive scenario between Planning Board and the Town Council
(to illustrate what each member goes through) Each Board has similar pressures.

- Level of participation
- Better communication
- What questions do we ask
- Define responsibility of ETJ member

Kerry Miller stated if a member has anything else that they would like to add to the training session just please email him.

5. Public Comment period – No one registered to speak
6. Other Business – Art Wise asked if the Town was going to install sidewalks along Oakdale Rd. Johnson said the Oakdale Rd. Project is listed on the CIP Program. It had a high rating in the Town's Master Pedestrian Plan. Funding is the problem. It is the responsibility of the Council to approve/amend or reject the proposed CIP Program. The staff divided the sidewalk project in phases – The first phase from Main Street to Hillstone Drive and is about a \$64,000.00 project. (excluding RR crossing) He would love to see this project constructed.

In other business – Miller stated recently in the local news he heard about half way houses located in residential areas. Johnson said, generally speaking, there are different

types of group care facilities. Group Care Facilities deal with mental health, drug rehab and/or disabilities.

A Group Care Facility in Town requires a Special Use Permit. To request a Special Use Permit, the applicant would have to make a presentation to the Planning Board and then a Public Hearing scheduled by the Town Council. The Town Council is responsible for either approving or disapproving a Special Use Permit. At present, Group Care Facilities are allowed in the Civic District & Campus Overlay District.

Johnson said he received a few questions from Planning Board Members that he would like to address:

1. What are the rules on businesses in your home? This regulation is described under Section - Home Occupation. The Town has a form for the homeowner to fill out and file with the Town. There is no charge for the form. There are certain restrictions such as limited signage, not over 25% floor area of dwelling used for business, cannot create traffic problems and no outside storage.
2. Do we have any rules regarding bicycles on sidewalks? No – One would hope that cyclists would be courteous.

Kerry Miller reported the other weekend; tractor/trailer trucks were parked at each entrance into Jamestown. The trucks remained parked there all weekend. Per Johnson, the Town does not have anything in the Ordinance to address this. We can look at these parking issues if the Planning Board wants to consider it. Miller asked the Board Members to let him know if they would like to discuss parking in the future. The meeting adjourned at 7:20 pm.